

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING February 9, 1972

Appeal No. 11047 The Casmir Pulaski Corporation, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of February 15, 1972.

EFFECTIVE DATE OF ORDER - March 17, 1972

ORDERED:

That the appeal for permission to erect office building with roof structures in accordance with Section 3308 at No. 20 Massachusetts Avenue, NW., Lot 78, Square 626, be granted.

FINDINGS OF FACT:

1. The subject property is located in a C-3-B District.
2. The property is presently unimproved.
3. Appellant request permission to erect an eight (8) story office building with roof structures in accordance with Section 3308.
4. The lot area involved is 49,906.55 square feet.
5. The allowable area of roof structure is 18,465 square feet.
6. The area of the roof structure is 6,211 square feet.
7. The allowable building F.A.R. is 6.5.
8. The composition of the roof structure shall be for mechanical equipment, elevator machine rooms and stairs.

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9. The material and color of the street facade will be grey pre-cast concrete with tinted glass windows.

10. The material and color of the roof structure will be grey pre-cast concrete panels.

11. In a review and recommendation of the proposed roof structure, the Deputy Director, Kenneth T. Hammond submitted the following statement:

"A point of measurement for height purposes is not shown on drawings but assumed to be a mean grade along Mass. Avenue of 34.54 feet. The height of building from mean grade to top of parapet is 90 feet. Overall height of penthouse machine room is measured from roof slab or 123.0 feet. elevation. Elevation of elevator machine room roof is 141.67. (See sheet A-11 dated September 17, 1971, 11 of 26)."

12. There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

The Board concludes that the roof structure of this proposed office building will harmonize with the street frontage of the building in architectural character, material and color. The roof structures are in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining property.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____
GEORGE A. GROGAN, Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

Before the Board of Zoning Adjustment, D. C.

Application No. 11047, of The Casmir Pulaski Corporation, pursuant to Section 8207.2 of the Zoning Regulations, for a special exception for approval of roof structures as provided by Section 3308, for erection of office building at 20 Massachusetts Avenue, N. W., Lot 78, Square 626.

PUBLIC HEARING: February 9, 1972

EXECUTIVE SESSION: February 15, 1972 and January 22, 1974

ORDERED:

That the above application be AMENDED to include a modification of plans, described as Drawing A-11, drawn by A. Schreiner, dated September 17, 1971, and received by the Board on November 7, 1973.

VOTE:

3-0, (Lilla Burt Cummings, Esq. abstaining and Mr. Scrivener not present).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: James E. Miller
JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: **JAN 24 1974**